

127.A

0003

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

708,900 / 708,900

USE VALUE:

708,900 / 708,900

ASSESSED:

708,900 / 708,900


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
13		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 13

Owner 1: MATHEWS KIERNAN R	
Owner 2: SANCHEZ SUSIE M	
Owner 3:	

Street 1: 13 HIGHLAND AVE UNIT 13

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FRESE ELIZABETH K -

Owner 2: DEROME JONATHAN E -

Street 1: 13 HIGHLAND AVE UNIT 13

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1813 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7626												G6	1.			

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	708,900			708,900			260540
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/16/18		

Parcel ID 127.A-0003-0013.0

!14957!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	698,500	0	.	.	698,500	698,500	Year End Roll	12/18/2019
2019	102	FV	621,600	0	.	.	621,600	621,600	Year End Roll	1/3/2019
2018	102	FV	551,400	0	.	.	551,400	551,400	Year End Roll	12/20/2017
2017	102	FV	503,800	0	.	.	503,800	503,800	Year End Roll	1/3/2017
2016	102	FV	503,800	0	.	.	503,800	503,800	Year End	1/4/2016
2015	102	FV	459,000	0	.	.	459,000	459,000	Year End Roll	12/11/2014
2014	102	FV	438,700	0	.	.	438,700	438,700	Year End Roll	12/16/2013
2013	102	FV	438,700	0	.	.	438,700	438,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRESE ELIZABETH	52994-324		6/15/2009		500,000	No	No		
SIMONDS GEOFFRE	47831-30		7/19/2006		530,000	No	No		
ALOUETTE REALTY	43133-316		6/24/2004		415,000	No	No		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2018		Measured						DGM D Mann
5/10/2005		External Ins						BR B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 99 - Condo Conv	1	2	Rating: Very Good																										
Sty Ht: 1H - 1 & 1/2 Sty		A Bath:	Rating:																										
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																										
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																										
Frame: 1 - Wood		1/2 Bath:	Rating:																										
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																										
Sec Wall:	%	OthrFix:	Rating:																										
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																							
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid				Desc: Line 1				# Units: 1																	
Color: BLUE		A Kits:	Rating:	Level				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O										
View / Desir:		Fpl: 1	Rating: Good	Other																									
GENERAL INFORMATION				WSFlue:	Rating:	Upper																							
Grade: C - Average		CONDO INFORMATION				Lvl 2																							
Year Blt: 1923	Eff Yr Blt:	Location:	Lvl 1																										
Alt LUC:	Alt %:	Total Units:	Lower																										
Jurisdct: G11	Fact: .	Floor: M - Multi-Level	Totals				RMs: 8	BRs: 4	Baths: 2	HB																			
Const Mod:		% Own: 52.000000000					REMODELING				RES BREAKDOWN																		
Lump Sum Adj:		Name:					Exterior:				No Unit	RMS	BRS	FL															
INTERIOR INFORMATION								Interior:				1	8	4															
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %					Additions:																					
Prim Int Wall: 2 - Plaster		Functional:						Kitchen:																					
Sec Int Wall:	%	Economic:						Baths:																					
Partition: T - Typical		Special:						Plumbing:																					
Prim Floors: 3 - Hardwood		Override:						Electric:																					
Sec Floors:	%	Total:	4.6 %					Heating:																					
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				Totals				1	8	4																	
Subfloor:		COMPARABLE SALES																											
Bsmnt Gar:		Basic \$ / SQ: 295.00		Rate	Parcel ID	Typ	Date	Sale Price																					
Electric: 3 - Typical		Size Adj.: 1.22915053																											
Insulation: 2 - Typical		Const Adj.: 0.98000199																											
Int vs Ext: S		Adj \$ / SQ: 355.348																											
Heat Fuel: 1 - Oil		Other Features: 98887																											
Heat Type: 5 - Steam		Grade Factor: 1.00																											
# Heat Sys: 1		NBHD Inf: 1.00000000																											
% Heated: 100	% AC: 100	NBHD Mod:																											
Solar HW: NO	Central Vac: NO	LUC Factor: 1.00		WtAv\$/SQ:	AvRate:	Ind.Val																							
% Com Wall	% Sprinkled:	Adj Total: 743133		Juris. Factor: 1.00	Before Depr:	355.35																							
		Depreciation: 34184		Special Features: 0	Val/Su Net:	391.01																							
		Depreciated Total: 708949		Final Total: 708900	Val/Su SzAd	391.01																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																					
SPEC FEATURES/YARD ITEMS				PARCEL ID								SUB AREA																	
				127.A-0003-0013.0								SUB AREA DETAIL																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
More: N	Total Yard Items:																	Total:											
	Total Special Features:																												